

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/S Harford Road, 120.67 ft. \*  
NE of c/l Taylor Avenue \* ZONING COMMISSIONER  
7802 Harford Road \*  
14th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District  
Parkville Federal Savings Bank Case No. 95-380-A  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 7802 Harford Road in Parkville. The Petition is filed by the Parkville Federal Savings Bank, property owner. Variance relief is requested from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow 0 parking spaces for an existing bank building and proposed second story addition, in lieu of the required 14 spaces. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing was David O. Martin, President of the Parkville Federal Savings Bank. Also present was Alexander P. Ratych, the Registered Surveyor who prepared the site plan. The Petitioner was represented by Newton A. Williams, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented established that the subject property is zoned B.L.-C.C.C. and is 4024.36 sq. ft. in area. This small office property is located on Harford Road in the heart of old Parkville. This is a long established commercial/business town center which has recently been refurbished as part of the County's community conservation initiative.

The subject property is a small lot and is entirely improved with an existing one story brick building which is the site of the Parkville Feder-

ORDER RECEIVED FOR FILING

Date

By

MICROFILM

al Savings Bank. This is an old lot and structure, having been at this location for many years. There seems to be no doubt that the site and improvements thereon predate the adoption of the first zoning regulations in Baltimore County in 1945. There is no doubt that the existing structure could be legitimized from a zoning perspective as a nonconforming use.

As noted above, the bank building occupies the entire site. The well known Jerry D's Restaurant operates immediately next door. Other commercial enterprises surround the site and are across on Harford Road. Parkville Federal Savings Bank is a neighborhood bank which has three offices. The subject site serves as the headquarters.

Proffered testimony offered was that the Petitioner desires to expand the building. As shown in the photographs submitted (Petitioner's Exhibits 2A thru 2F) the building is small and the quarters are cramped. A second story addition is contemplated to provide additional office and storage room.

The existing bank building would require 7 parking spaces. The proposed addition would require 7 more under the BCZR. No on-site parking is obviously provided in that the building occupies the entire site. Nonetheless, testimony offered was that parking is not a problem. Metered parking is available along Harford Road and a large public parking lot is immediately across the street. Moreover, the hours of operation for the business (9:00 A.M. to 3:00 P.M., Monday thru Friday, and 9:00 to 12:00 noon on Saturday), do not conflict with peak hours of traffic on Harford Road.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted. This is surely a case where where a deviation from the BCZR is justified. The regulations are not intended to harm long existing businesses such as the Parkville Federal Savings Bank. This bank provides a real

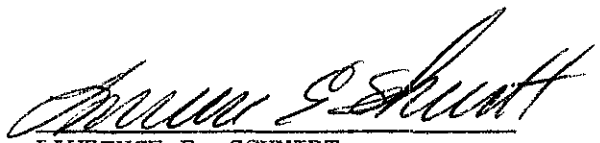
asset and stabilizing influence to the surrounding community. The proposed second floor addition is entirely warranted.

Moreover, it is clear that the property is of a unique character so as to legally justify the variance. Quite simply, the layout of this lot, which was no doubt undertaken many years ago, does not allow for the construction of any parking spaces. Moreover, none are clearly needed in view of the fact that public parking is available in the immediate vicinity. I find that the Petitioner has satisfied the burden set forth in Section 307 of the BCZR and that the Petition should be granted. There is clearly no adverse impact on the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6<sup>th</sup> day of June, 1995 that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow 0 parking spaces for an existing bank building and proposed second story addition, in lieu of the required 14 spaces, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn



# Petition for Variance

95-380-A

## to the Zoning Commissioner of Baltimore County

for the property located at 7802 Harford Road  
fourteen (14) N. & N. which is presently zoned BL-cic

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6A.2. of zero (0) spaces for the required ~~thirteen (13)~~ parking spaces for an existing bank building proposing to add a second story office addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached sheet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

Legal Owner(s)

Parkville Federal Savings Bank

(Type or Print Name)

David Martin, President & CEO

Signature

David Martin, Pres. + CEO

(Type or Print Name)

City State Zipcode

Attorney for Petitioner

NEWTON A. WILLIAMS, & WILLIAMS

(Type or Print Name)

Newton A. Williams

Signature

700 COURT TOWERS  
210 W. PENN. AVE.

Address

TOWSON, MARYLAND 21204

City State Zipcode

Signature

7802 Harford Road 882-4040

Address Phone No

Parkville, Maryland 21234-5884

City State Zipcode

Name, Address and phone number of representative to be contacted

Newton A. Williams  
Nolan, Plumbhoff & Williams, Chtd.

Name 700 Court Towers, 210 W. Pennsylvania Ave.

Towson, Maryland 21204 823-7800

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: MSK DATE 4/21/95



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

Proposed Second Story Addition for  
Parkville Federal Savings Bank, 7802 Harford Road

1. The Parkville Federal property and building at 7802 Harford Road is unique and affected by special conditions in that the existing building of one story is non-conforming for parking having been built on Harford Road prior to on-site parking requirements.

2. The existing building occupies virtually the entire property, leaving no room for off-site parking.

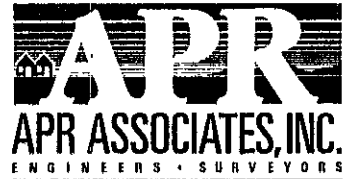
3. There is no nearby private, commercially zoned land available for parking use.

4. The bank functions well with metered parking available on Harford Road and directly opposite the site on a Revenue Authority lot.

5. That the proposed addition is for a second story office and storage area and will not be open to the public. It will make the bank more efficient, but will not materially affect or increase the parking needs.

6. That the subject site is the home office for a neighborhood, locally owned and operated bank and without the second floor addition, it will cause the bank practical difficulty and unreasonable hardship.

7. That the requested variance will not adversely affect the health, safety and welfare of the area involved, but will actually enhance it by strengthening this neighborhood bank now over 100 years old.



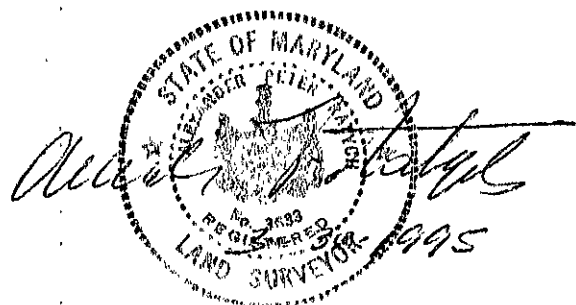
95-380-A

Alexander P. Ralych, Prof. L.S.  
Paul H. Francis, P.E.  
Paul A. Ralych, Prop. L.S.  
John S. Smith, P.E.

ZONING DESCRIPTION FOR 7802 HARFORD ROAD  
ELECTION DISTRICT 14TH, 6TH COUNCILMANIC DISTRICT

BEGINNING at a point on the Northwesterly side of Harford Road which is 70 feet more or less wide at the distance of 120.67 feet Northeast of the centerline of the nearest improved intersecting street, Taylor Avenue, which is 60 feet wide; thence leaving Harford Road and running North 41 degrees 17 minutes 14 seconds West 80.99 feet; thence North 48 degrees 48 minutes 46 seconds East 25.00 feet and thence South 41 degrees 17 minutes 14 seconds East 79.92 feet to intersect the Northwesterly side of Harford Road; thence binding thereon South 46 degrees 07 minutes 23 seconds West 25.02 feet to the point of beginning; containing 2,012 square feet or 0.0462 acres more or less, as recorded in Liber 8429, Folio 847.

03/30/95



# 375

7427 Harford Road  
Baltimore, Maryland 21234-7160  
(410) 444-4312  
Fax: (410) 444-1647

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-380-A

District: 14th Date of Posting: 5/6/95

Posted for: Variance

Petitioner: Portville Savings Bank

Location of property: 7802 Horford Rd, NW/5.

Location of Sign: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. Heale Date of return: 5/12/95  
Signature

Number of Signs: 1



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old

Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-380-A  
(Item 375)  
7802 Harford Road  
NW/S Harford Road,  
120.67' NE of c/l Taylor Avenue  
14th Election District  
6th Councilmanic  
Legal Owner(s):  
Parkville Federal Savings Bank  
Hearing: Friday,  
June 2, 1995 at 10:00  
a.m. in Rm. 106, County Office Building.

Variance of zero spaces for the required 14 parking spaces for an existing bank building proposing to add a second story office addition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.  
5/070 May 4,

TOWSON, MD.,

5/5

, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/4, 1995.

THE JEFFERSONIAN,

LEGAL AD. TOWSON

~~David H. Hager~~





Planning & Zoning  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt  
 95-380-A

Account: R-001-6180

Number

Date 4/21/95

Items: 375

Taken In By: MDK

Pockville Federal Savings Bank -  
 2802 Howard Rd

020- Long Branch - \$ 250.00

030- Sign Posting - \$ 35.00

Total - \$ 285.00

MICHAEL L. LIND

01AD1#0045MICHRC

\$285.00

BA 0010#55AMD4-21-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

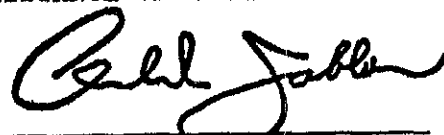
Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 375

Petitioner: Parkville Federal Savings Bank

Location: 7802 Hartford Road

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: Newton A. Williams, Esquire

ADDRESS: 700 Court Towers

210 West Pennsylvania Ave

PHONE NUMBER: 823-7800

AJ:ggs

(Revised 04/09/93)

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-380-A (Item 375)  
7802 Harford Road  
NW/S Harford Road, 120.67' NE of c/l Taylor Avenue  
14th Election District - 6th Councilmanic  
Legal Owner(s): Parkville Federal Savings Bank  
HEARING: FRIDAY, JUNE 2, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance of zero spaces for the required 14 parking spaces for an existing bank building proposing to add a second story office addition.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Parkville Federal Savings Bank  
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Neighborhood Banking Since 1899

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 24, 1995

Newton A. Williams  
Nolan, Plumhoff and Williams  
210 W. Pennsylvania Ave.  
Towson, Maryland 21204

RE: Item No.: 375  
Case No.: 95-380-A  
Petitioner: Parkville Fed. Sav.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/1/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 362

363

368

370

371

372

373

374

375<sub>4</sub>

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-2-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 376 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 374, 375, 376 and 377.

**RECEIVED**  
MAY 8 1995  
**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881. ME-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 8, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

RE: PETITION FOR VARIANCE  
7802 Harford Road, NW/S Harford Road,  
120.67' NE of c/l Taylor Avenue, 14th  
Election District, 6th Councilmanic

Parkville Federal Savings Bank  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-380-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9<sup>th</sup> day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Case 95-380A

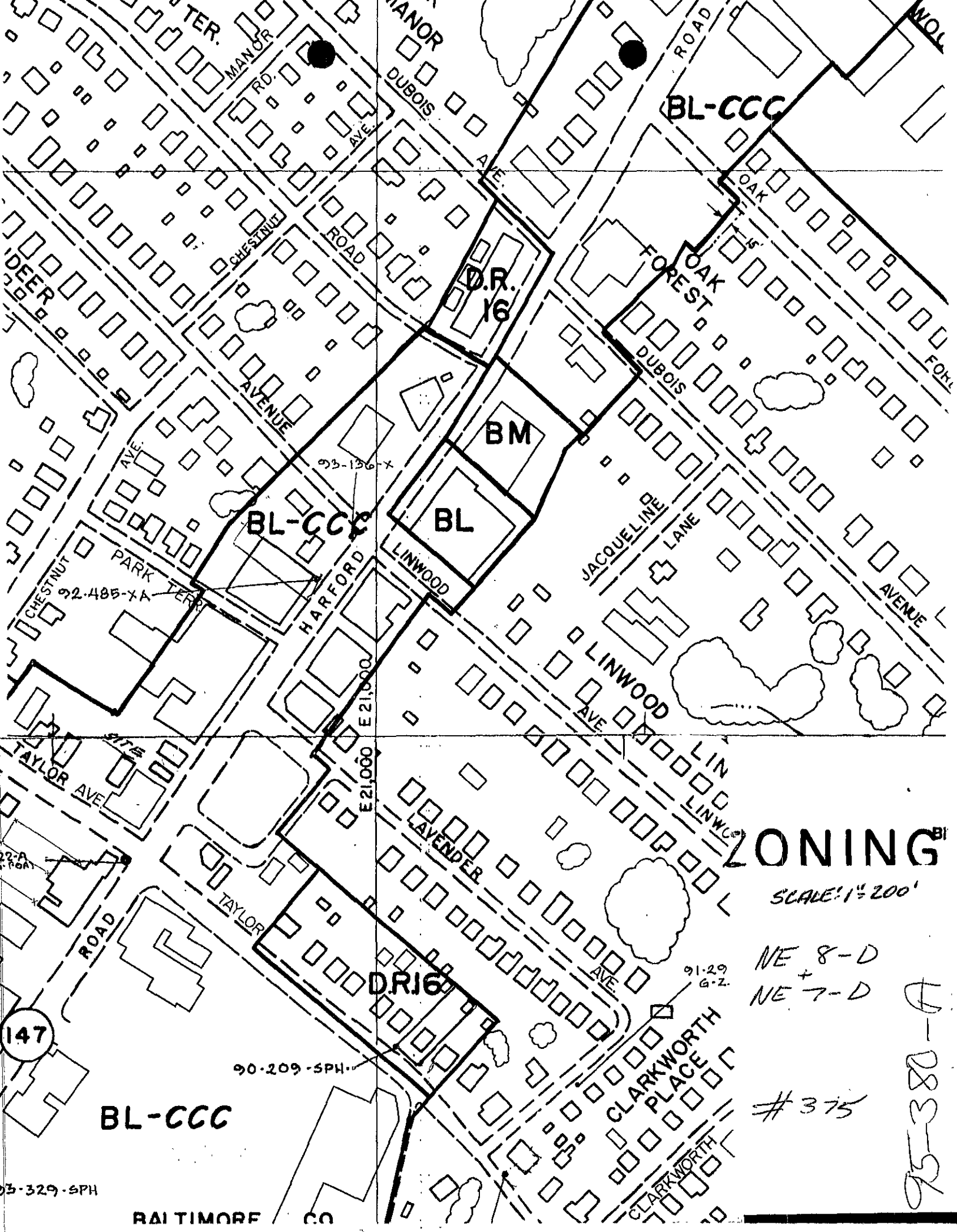
NAME

ADDRESS

Newton J. Williams  
David W. M...  
Alexander T. Porty...

200 Court Towers, Tucson 21204  
7802 Hwy 101 Rd 21234  
7427 HATFIELD RD 21234





**ZONING**

SCALE: 1" = 200'

NE 8-D  
+  
NE 7-D

#375

95-380-A



A. Subject Property at 7802 Harford Road,  
Proposed second story addition

1/2 N 20 W



B. Looking NW from County Revenue Lot  
to Subject Site.

4585-01/95  
95-380-A.

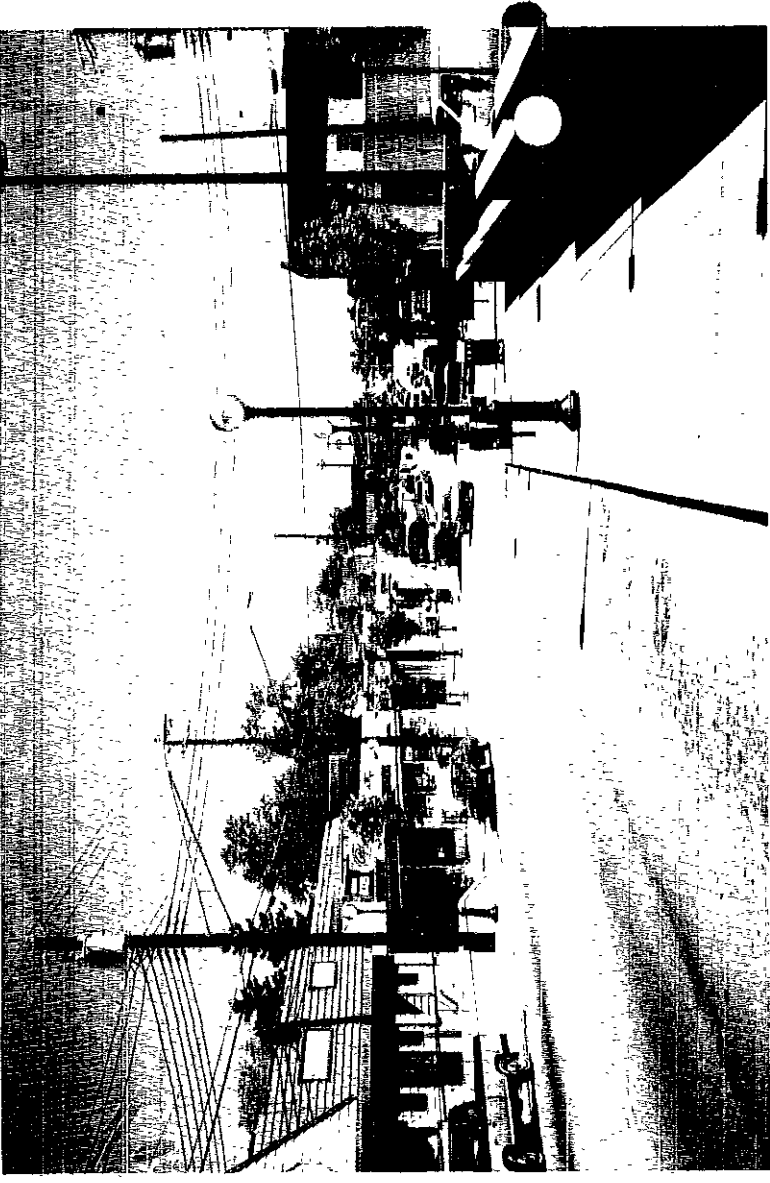
Parkville Federal  
Savings Bank.  
7802 Harford Road.  
NW/5 of Harford Road,  
NE of Taylor Avenue

1/2 N 20 W



C. Looking SW on Hayford Road, toward City  
at intersection of Hayford Road and Taylor  
Ave. from opposite site

92A No 2

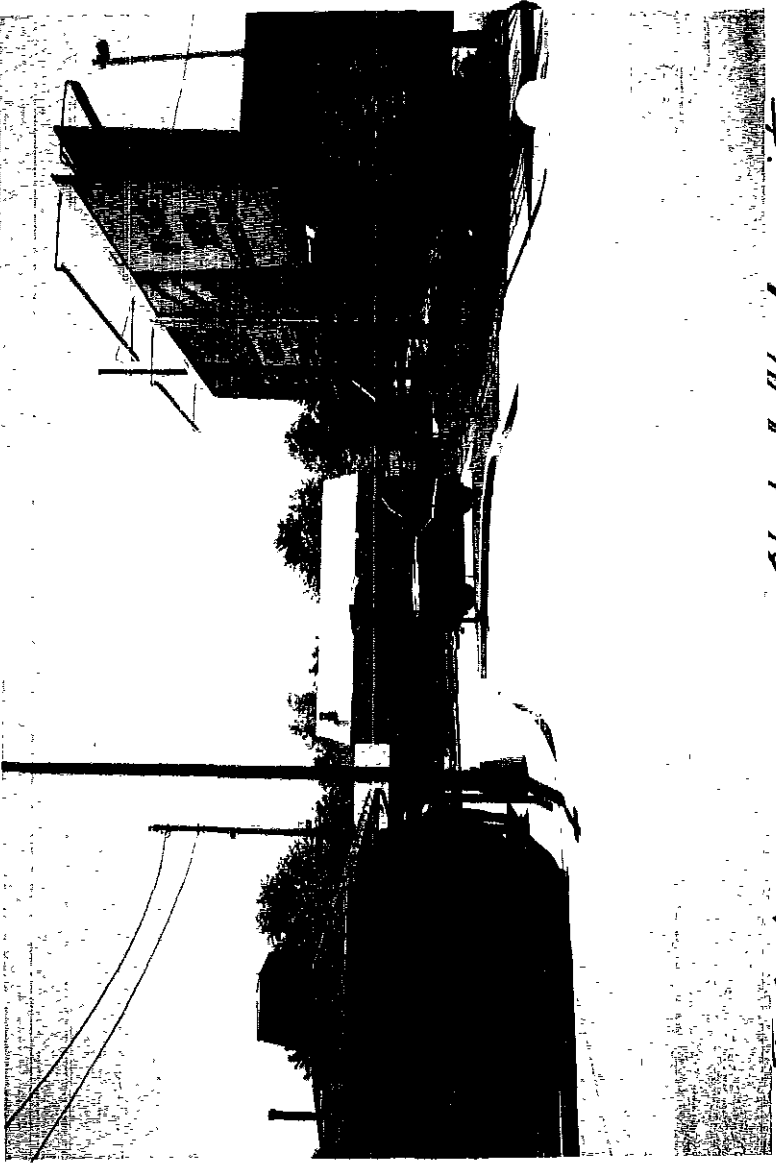


D. Looking NE through Parkville on Hayford  
Rd. from opposite the site.

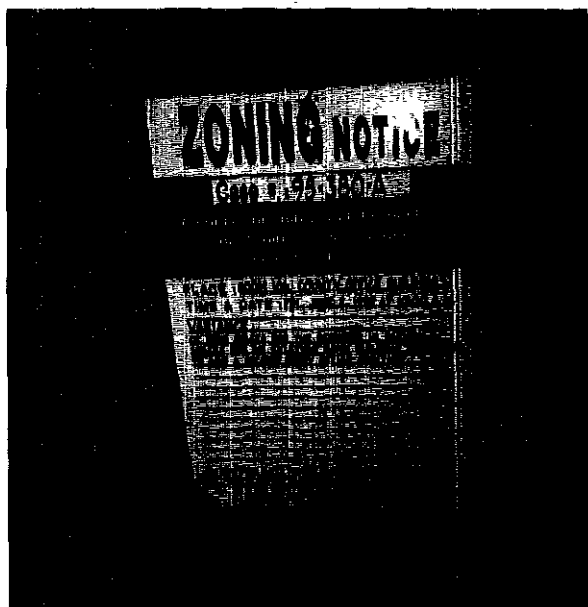


E, Looking SE from site across Hayford Road to spacious, available Revenue lot.

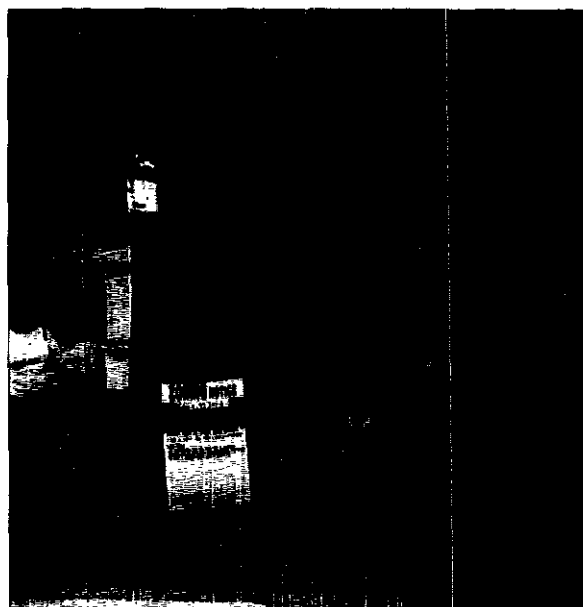
Plot No 2



F, Looking SE across Hayford Road opposite bank to entrance to Revenue lot.



Ref 3A



Ref 3B



**TAYLOR**

(CO) + (M)

P-VILLE  
CRABS  
1 STY STUCCO  
CAREY-OUT  
RESTAURANT

BL - CCC

EARL J. WALKER & WIFE  
LIBER 55791504

BL-CCC

100-443886-1

3. DYE IS S.F.  
O. O. G. E. A. C. I.

PARKVILLE  
FEDERAL  
SAVINGS  
BANK  
1 STORY  
BRICK  
\*1802

#7804-02  
JERRY  
'D'S  
2 1/2 STY. FR.  
RESTAURANT

\*T810  
ALVEDARE TAYLOR  
CORPORATION  
7025/7704  
TAX ACC. 09-10-108-990

BL-CCC

**HARFORD**

# ROAD

(70' ± R/W)

## Block

PUBLIC  
PARKING

28/10/1

95-380-A

**MICROFILMED**

# 375

1041 N. DEAN PARK PARKWAY  
 FOR VANCE  
 1000 HARTFORD ROAD  
 14TH FLOOR DISTRICT  
 1000 HARTFORD ROAD

950



IN RE: PETITION FOR ZONING VARIANCE  
NW/8 Harford Road, 120.67 ft.  
NE of c/l Taylor Avenue  
7802 Harford Road  
14th Election District  
6th Councilmanic District  
Parkville Federal Savings Bank  
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\* BEFORE THE  
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\* OF BALTIMORE COUNTY  
Case No. 95-380-A

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The subject property is a small lot and is entirely improved with an existing one story brick building which is the site of the Parkville Federal

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As noted above, the bank building occupies the entire site. The well known Jerry D's Restaurant operates immediately next door. Other commercial enterprises surround the site and are across on Harford Road. Parkville Federal Savings Bank is a neighborhood bank which has three offices. The subject site serves as the headquarters.

Proffered testimony offered was that the Petitioner desires to expand the building. As shown in the photographs submitted (Petitioner's Exhibits 2A thru 2F) the building is small and the quarters are cramped. A second story addition is contemplated to provide additional office and storage room.

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Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted. This is surely a case where a deviation from the BCZR is justified. The regulations are not intended to harm long existing businesses such as the Parkville Federal Savings Bank. This bank provides a real

- 2 -

asset and stabilizing influence to the surrounding community. The proposed second floor addition is entirely warranted.

Moreover, it is clear that the property is of a unique character so as to legally justify the variance. Quite simply, the layout of this lot, which was no doubt undertaken many years ago, does not allow for the construction of any parking spaces. Moreover, none are clearly needed in view of the fact that public parking is available in the immediate vicinity. I find that the Petitioner has satisfied the burden set forth in Section 307 of the BCZR and that the Petition should be granted. There is clearly no adverse impact on the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of June, 1995 that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow 0 parking spaces for an existing bank building and proposed second story addition, in lieu of the required 14 spaces, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn

- 3 -

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 5, 1995

Newton A. Williams, Esquire  
Nolan, Plumbhoff and Williams  
700 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Case No. 95-380-A  
Petition for Zoning Variance  
Property: 7802 Harford Road  
Parkville Federal Savings Bank, Petitioner

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

att.

cc: Mr. David Martin, President, Parkville Federal Savings Bank

Printed with Soybean Ink  
on Recycled Paper

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7802 Harford Road  
which is presently zoned B.L.-C.C.C.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6A.2. of zero (0) spaces for the required (thirteen (13)) parking spaces for an existing bank building proposing to add a second story office addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See attached sheet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zip

Telephone

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zip

Telephone

Who do I certify and affirm, under the penalties of perjury, that I am and the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Parkville Federal Savings Bank

(Type or Print Name)

Signature

Address

City

State

Zip

Telephone

Signature

Address

City

State

Zip

Telephone

Signature

Address

City

State

Zip

Telephone

Signature

Address

City

State

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Signature

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City

State

Zip

Telephone

Signature

Address

City

State

Zip

Telephone

### Proposed Second Story Addition for Parkville Federal Savings Bank, 7802 Harford Road

1. The Parkville Federal property and building at 7802 Harford Road is unique and affected by special conditions in that the existing building of one story is non-conforming for parking having been built on Harford Road prior to on-site parking requirements.

2. The existing building occupies virtually the entire property, leaving no room for off-site parking.

3. There is no nearby private, commercially zoned land available for parking use.

4. The bank functions well with metered parking available on Harford Road and directly opposite the site on a Revenue Authority lot.

5. That the proposed addition is for a second story office and storage area and will not be open to the public. It will make the bank more efficient, but will not materially affect or increase the parking needs.

6. That the subject site is the home office for a neighborhood, locally owned and operated bank and without the second floor addition, it will cause the bank practical difficulty and unreasonable hardship.

7. That the requested variance will not adversely affect the health, safety and welfare of the area involved, but will actually enhance it by strengthening this neighborhood bank now over 100 years old.

8054C(94)

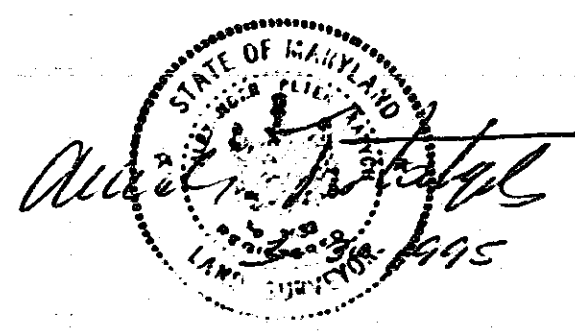
### ZONING DESCRIPTION FOR 7802 HARFORD ROAD ELECTION DISTRICT 14TH, 6TH COUNCILMANIC DISTRICT

BEGINNING at a point on the Northwesterly side of Harford Road which is 70 feet more or less wide at the distance of 120.67 feet Northeast of the centerline of the nearest improved intersecting street, Taylor Avenue, which is 60 feet wide; thence leaving Harford Road and running North 41 degrees 17 minutes 14 seconds West 80.99 feet; thence North 48 degrees 48 minutes 46 seconds East 25.00 feet and thence South 41 degrees 17 minutes 14 seconds East 79.92 feet to intersect the Northwesterly side of Harford Road; thence binding thereon South 46 degrees 07 minutes 23 seconds West 25.02 feet to the point of beginning; containing 2,012 square feet or 0.0462 acres more or less, as recorded in Liber 8429, Folio 847.

03/30/95



Alexander P. Ratych, Proj. L.S.  
Paul A. Ratych, Proj. L.S.  
John S. Smith, P.E.



# 375

7427 Harford Road  
Baltimore, Maryland 21234-7160  
(410) 444-4372  
Fax: (410) 444-1647

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14th  
Posted for: Variance  
Petitioner: Parkville Federal Savings Bank  
Location of property: 7802 Harford Rd., N.Y.C.  
Location of Sign: Facing... road way... on property... being... road...  
Remarks:  
Posted by: [Signature]  
Date of return: 3/1/95  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/5, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/4, 1995.

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON



**receipt**  
95-380-A

Baltimore County  
Zoning Administration &  
Development Management  
211 West Chesapeake Avenue  
Towson, Maryland 21204

Account: PAF-16150  
Number  
Date: 4/21/95  
Item: 375  
Taken In By: JMS/K

Newton A. Williams  
Nolan, Plumhoff and Williams  
210 W. Pennsylvania Ave.  
Towson, Maryland 21204

7802 Harford Road  
14th Election District - 6th Councilmanic  
Legal Owner(s): Parkville Federal Savings Bank  
HEARING: FRIDAY, JUNE 2, 1995 at 10:00 a.m. in Room 106, County Office Building.

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Newton A. Williams, Esquire  
ADDRESS: 705 Court Towers  
810 West Pennsylvania Ave  
PHONE NUMBER: 883-7800

Printed with Soybean Ink  
on Recycled Paper

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 375  
Petitioner: Parkville Federal Savings Bank  
Location: 7802 Harford Road

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Newton A. Williams, Esquire  
ADDRESS: 705 Court Towers  
810 West Pennsylvania Ave  
PHONE NUMBER: 883-7800

AJ:ggs (Revised 04/29/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

April 28, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-380-A (Item 375)  
7802 Harford Road  
NW/S Harford Road, 120.67' NE of c/1 Taylor Avenue  
14th Election District - 6th Councilmanic  
Legal Owner(s): Parkville Federal Savings Bank  
HEARING: FRIDAY, JUNE 2, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance of zero spaces for the required 14 parking spaces for an existing bank building proposing to add a second story office addition.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Parkville Federal Savings Bank  
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

May 24, 1995

Newton A. Williams  
Nolan, Plumhoff and Williams  
210 W. Pennsylvania Ave.  
Towson, Maryland 21204

RE: Item No.: 375  
Case No.: 95-380-A  
Petitioner: Parkville Fed. Sav.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
SUBJECT: Zoning Advisory Committee  
Agenda: 5/1/95

DATE: 5/16/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 362  
363  
368  
370  
371  
372  
373  
374  
375

LS:sp  
LETTY2/DEPRM/TXTSBP

**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hai Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 375 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 05/02/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW Zoning Agenda:

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be connected or incorporated into the final plans for the property.

9. The Fire Marshall's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 368, 370, 371, 372, 373, 374, 375, 376 and 377.

**RECEIVED**  
MAY 8 1995  
ZADM

REVIEWER: LT. ROBERT P. SQUEFHALD  
Fire Marshal Office, PHONE 887-4651, MS-1105F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw



BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-380-A

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

(410) 887-2188

I HEREBY CERTIFY that on this 9<sup>th</sup> day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plunhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

PETER MAX ZIMMERMAN

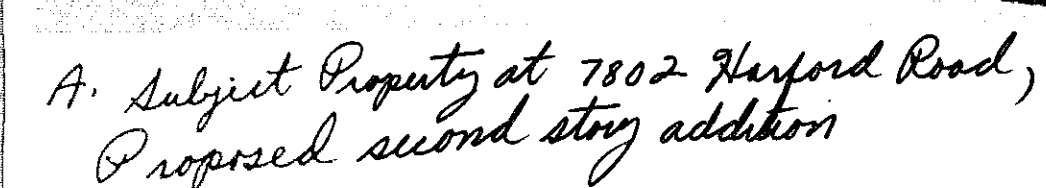
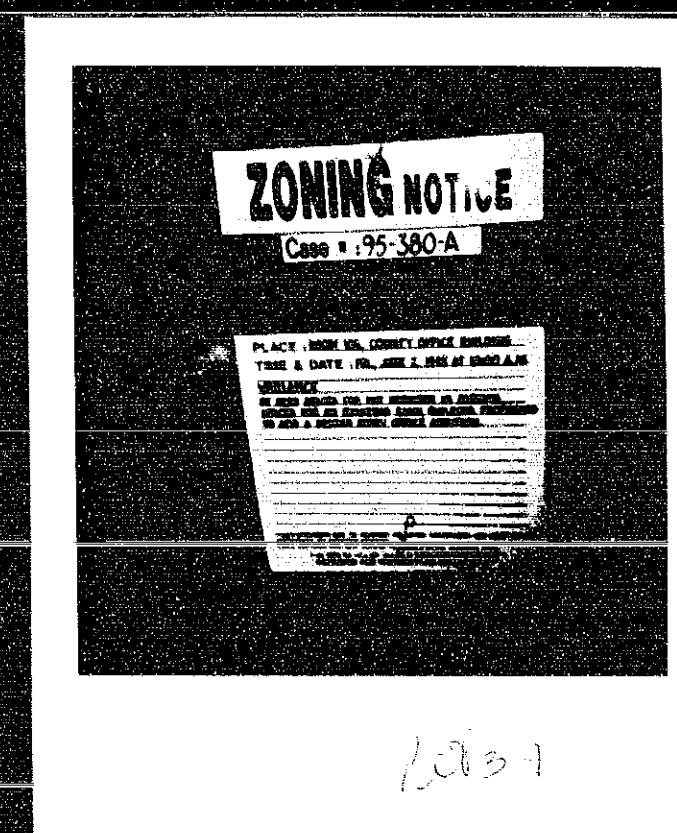
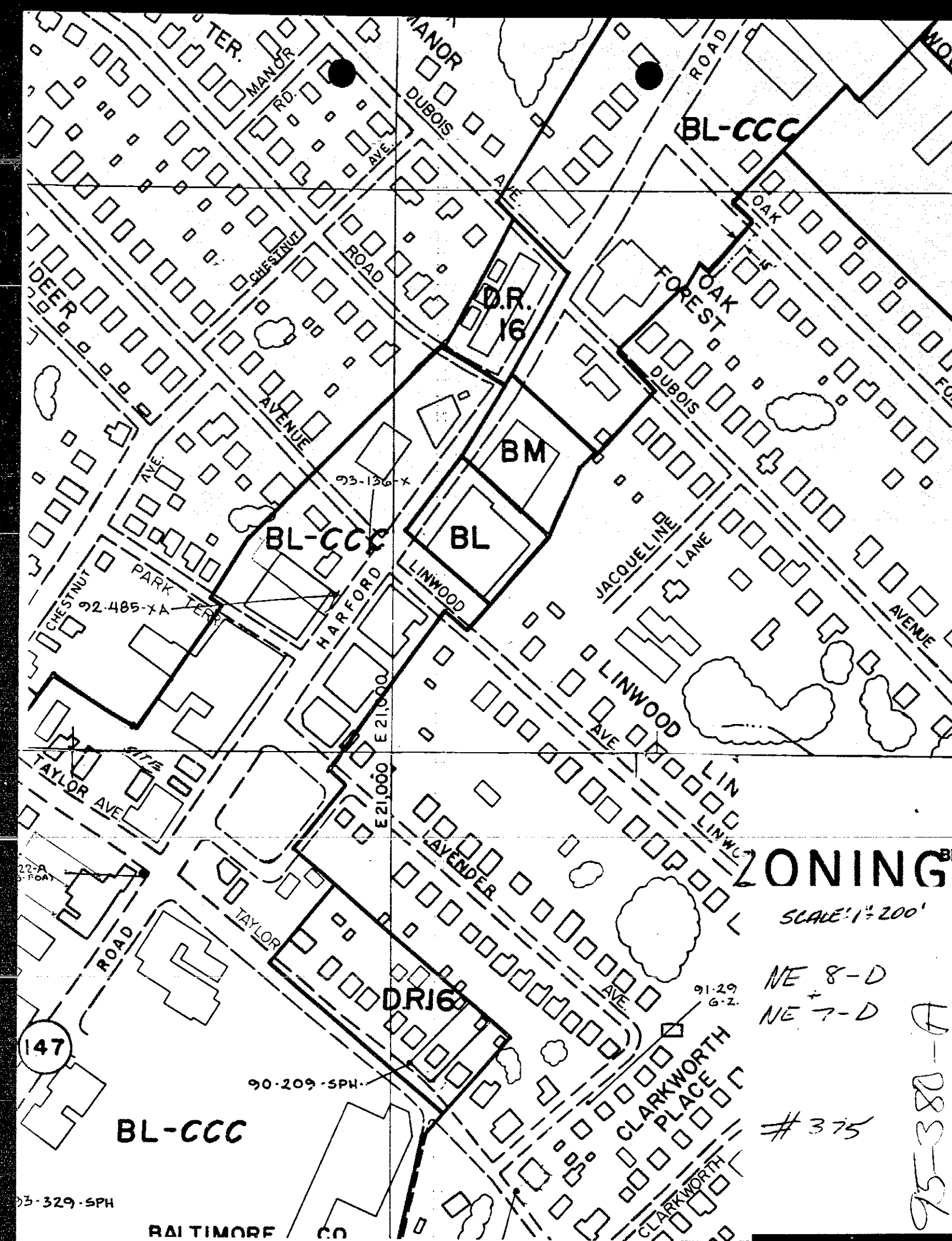
0007

ADDRESS

700 Court Towers, Town 21204

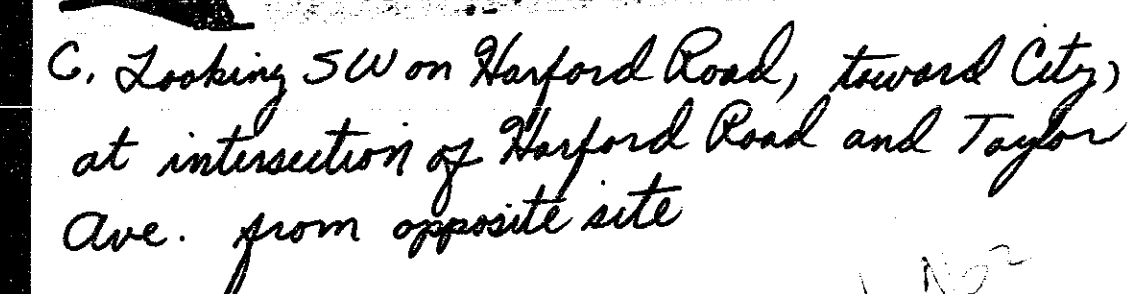
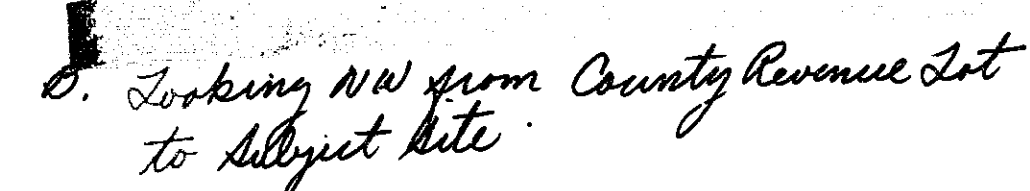
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7427 HAWKWOOD ROAD-21234

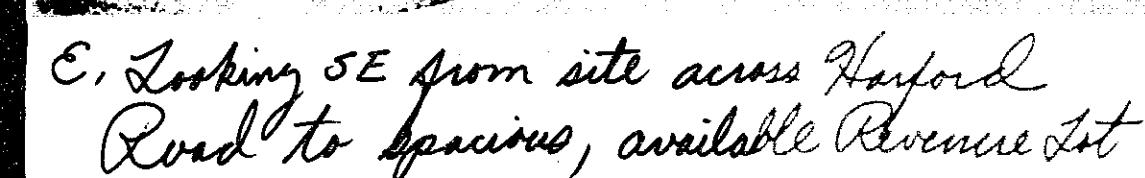
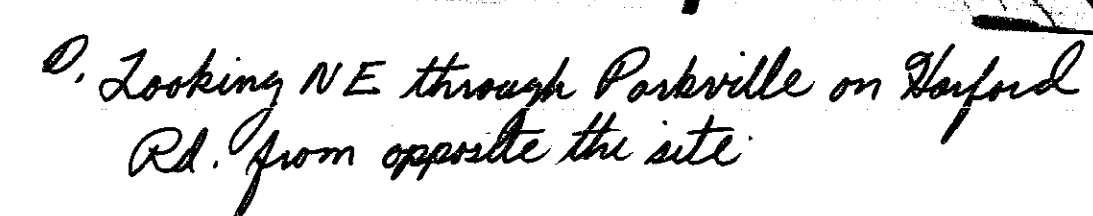
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1st Nov

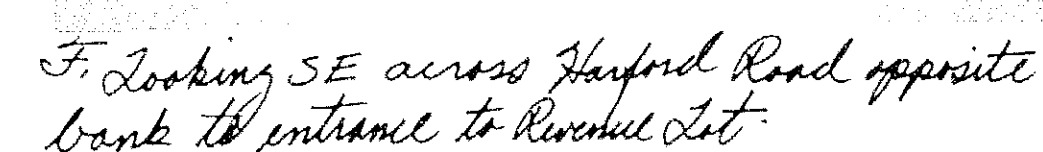
4585-01/95  
95-380-A.  
Parkville Federal  
Savings Bank.  
7802 Warford Road  
NW/5 of Warford Road,  
NE of Taylor Avenue



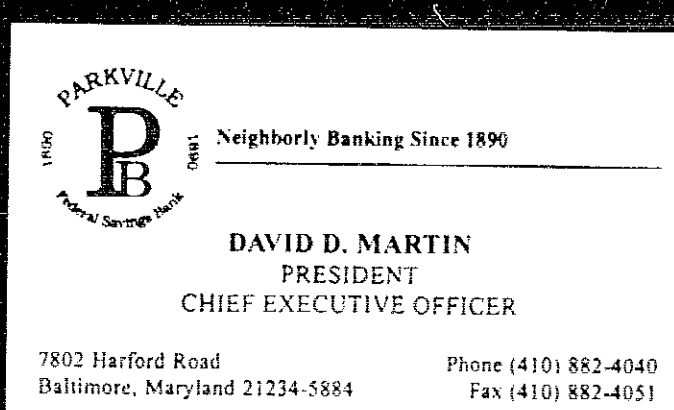
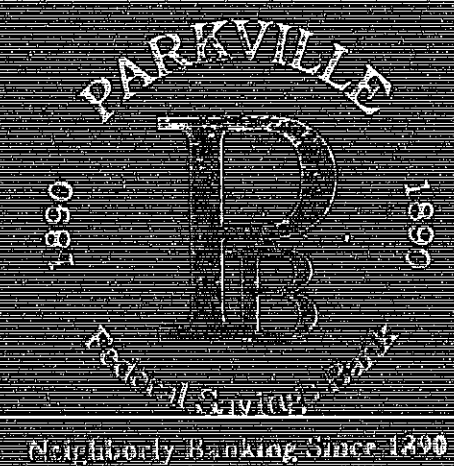
Ad 152



1st No 2







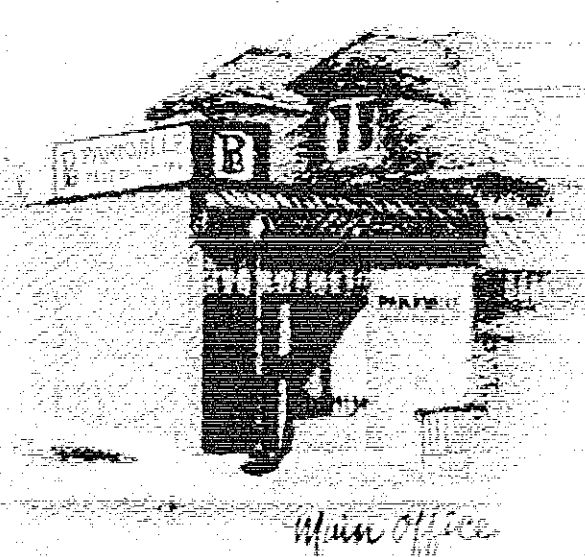
## Our Products & Services



*Neighborhood Banking Since 1890*



## 1994 Annual Statement



**Neighborly Banking Since 1890**

